



**Chaucer Apartments Broad Street, Great Cambourne Cambridge CB23
6HG**

welcome to

Chaucer Apartments Broad Street, Great Cambourne Cambridge

A well-presented two-bedroom ground floor apartment ideally positioned close to the High Street in Cambourne, offering convenient access to a wide range of local amenities with the benefit of no upward chain.

Location

Cambourne is a popular and well-planned village located to the west of Cambridge, offering an excellent range of local amenities including shops, cafés, restaurants, schooling, health facilities, and leisure options. Well connected via the A428 with easy access to Cambridge, St Neots, and the A14, the village is particularly popular with professionals and families alike. Surrounded by attractive countryside and green spaces, Cambourne combines modern living with a strong sense of community.

Accommodation

Communal Entrance

With access to the Ground, First and Second Floors.
Doors to:-

Entrance Hall

Security Entry Phone System. Radiator. Wall mounted fuse box. Doors to:-

Living Room

Double glazed window to front aspect. Two radiators. T.V and Telephone points.

Kitchen

comprising of a one and a half bowl stainless steel sink unit in front of double glazed window to front aspect. Plumbing for washing machine and dishwasher. A range of top and base units with roll top work surfaces over. Electric oven. Gas hob and electric extractor fan. Radiator.

Bedroom 1

door recess. Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom 2

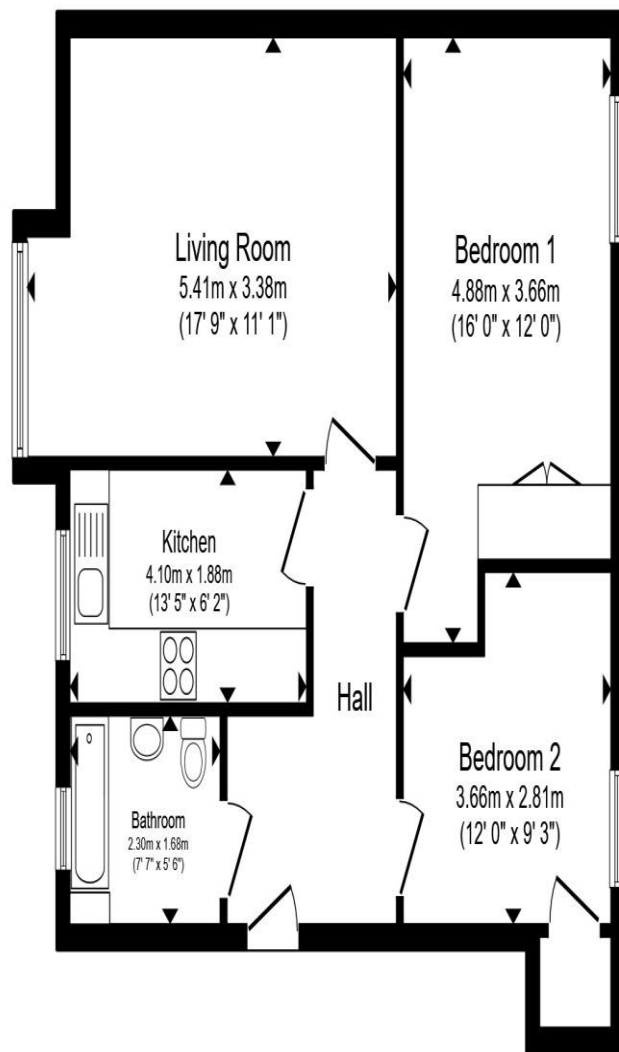
double glazed window to rear aspect. Radiator. Built in cupboard housing the gas boiler.

Bathroom

comprising of a low level W.C. Pedestal wash hand basin. Panelled bath. Radiator. Tiled surround. Opaque double glazed window to front aspect.

Outside

Allocated parking space.



Total floor area 61.2 m² (658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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**Chaucer Apartments Broad Street,
Great Cambourne Cambridge**

- Ground Floor Apartment
- Two Bedrooms
- Kitchen
- Living Room
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3484.97

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



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Property Ref:
HIS100277 - 0006

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